

# REZONING REPORT

▶ **FILE #:** 7-M-26-RZ

**AGENDA ITEM #:** 36

**AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** DAVID AND BRENDA SIMMONS

OWNER(S): David and Brenda Simmons

TAX ID NUMBER: 22 006, 00511, 005

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6700 ROBERTS RD (6918, 7115 ROBERTS RD)

▶ **LOCATION:** East and west sides of Roberts Rd, north of Washington Pike

▶ **APPX. SIZE OF TRACT:** 90.97 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Roberts Road, a major collector road with a pavement width of 19 ft within a right-of-way which varies from 50 ft to 74 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Flat Creek

▶ **CURRENT ZONING:** A (Agricultural)

▶ **REQUESTED ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 2 du/ac

EXTENSION OF ZONING: Yes, this would be an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

South: Agriculture/forestry/vacant land, rural residential - PR (Planned Residential) up to 2 du/ac, PR (Planned Residential) up to 4 du/ac, A (Agricultural)

East: Agriculture/forestry/vacant land - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This surrounding area has a rural character primarily consisting of agricultural uses and large rural lots, though there is one single-family subdivision directly southwest of the subject property.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the adopted plans, subject to two conditions:**

1) Development must be setback by a minimum of 50 feet from Roberts Road.

2) The developer must partner with the Knox County Engineering and Public Works Department to

**complete needed transportation improvements as identified in a Traffic Impact Analysis and prorated based on existing and proposed traffic.**

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Rezoning in the surrounding area have been limited, with two residential rezonings from the A (Agricultural) zone to the PR (Planned Residential) zone with up to 2 to up to 3 du/ac since 2006, both of which occurred across and adjacent to the subject property.
2. Residential development has been limited, primarily consisting of the Mari Ben Acres single-family subdivision, which was built between 2008 and 2024 directly southwest of the subject property, and a 149-lot single-family subdivision development plan that was approved in February 2026 but has not yet begun construction (2-E-26-DP).
3. Conditions in the area outside of these subdivisions have remained largely unchanged, and consists of agricultural uses and large rural lots.
4. A Capital Improvement Project to realign Roberts Road between E Emory Road to the north and Washington Pike has been approved as part of the adopted FY2027 Capital Improvement Budget. The project will occur as part of other ongoing improvements to the area that were required by the proposed neighboring subdivision, including the installation of advanced warning flashers at the intersection of E Emory Road to the north and a left-turn lane at the intersection of Washington Pike to the south.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program. One of the properties included in this request, 6918 Roberts Road, appears to have a closed contour on the site that may indicate a sinkhole, unless a geotechnical survey is conducted to determine otherwise. The PR zone would be appropriate to consider here, as it would allow development to be clustered on more optimal sections of the site.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The PR zone with up to 2 du/ac is compatible with the surrounding PR zoning.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone with up to 2 du/ac could yield approximately 181 units on the site. The increased residential density could result in a neighborhood design similar to that of a typical suburban area. To preserve the rural character, a condition requiring all development to be setback a minimum of 50 ft from Roberts Road is recommended, as rural areas typically have larger front-yard setbacks.
2. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. A site plan would be reviewed to determine whether a proposed development is compatible with the surrounding community.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property is designated RL (Rural Living) in the Knox County Comprehensive Plan, which is intended for areas primarily made up of single-family residential dwellings within a rural setting. The PR zone with up to 2 du/ac is partially related to the RL place type.
2. Partially related zones must meet additional criteria. The proposed rezoning meets the second criterion, as the requested density is compatible with the surrounding PR zoning with densities ranging between 2 to 4 du/ac.
3. The recommended condition to maintain a 50-ft setback along Roberts Road is consistent with the Comprehensive Plan's Implementation Policy 2: Ensure that development is sensitive to existing community character. Requiring future developments to be farther from the road would help maintain the rural character.
4. The condition to require the developer to work with the Knox County Engineering and Public Works Department on road improvements associated with increased traffic from the development is supported by Implementation Policies 9: Coordinate infrastructure improvements with development and 9.2: Plan in advance for future infrastructure expansion to support anticipated growth.
5. The subject property is within the Rural Area of the Growth Policy Plan, which requires new residential development to have access to sanitary sewer or a sewage system approved and maintained by a public utility

company, and must be located on a collector road with a minimum pavement width of 18 ft. The proposed rezoning meets the required criteria, as access to sanitary sewer is available (Exhibit B: Sewer Capacity Letter) and the subject property is accessed off of Roberts Road, a minor collector with a 19-ft pavement width.

ESTIMATED TRAFFIC IMPACT: 1742 (average daily vehicle trips)

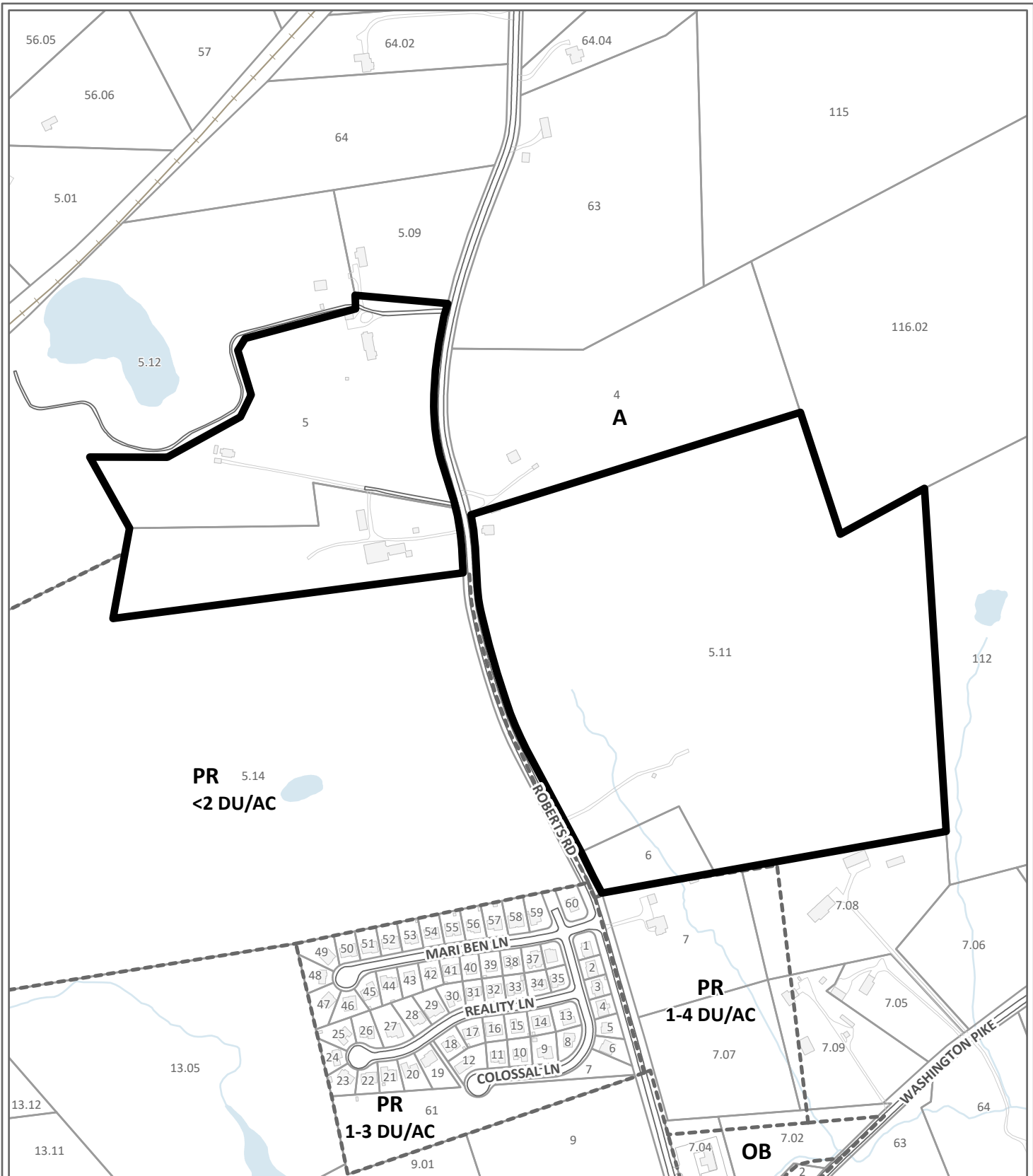
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 67 (public school children, grades K-12)

Schools affected by this proposal: Corryton Elementary, Gibbs Middle, and Gibbs High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 8/24/2026. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**REZONING**

**7-M-26-RZ**

**Petitioner:** David and Brenda Simmons

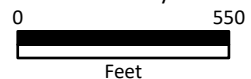


**From:** A (Agricultural)

**To:** PR (Planned Residential) up to 2 du/ac

**Map No:** 22

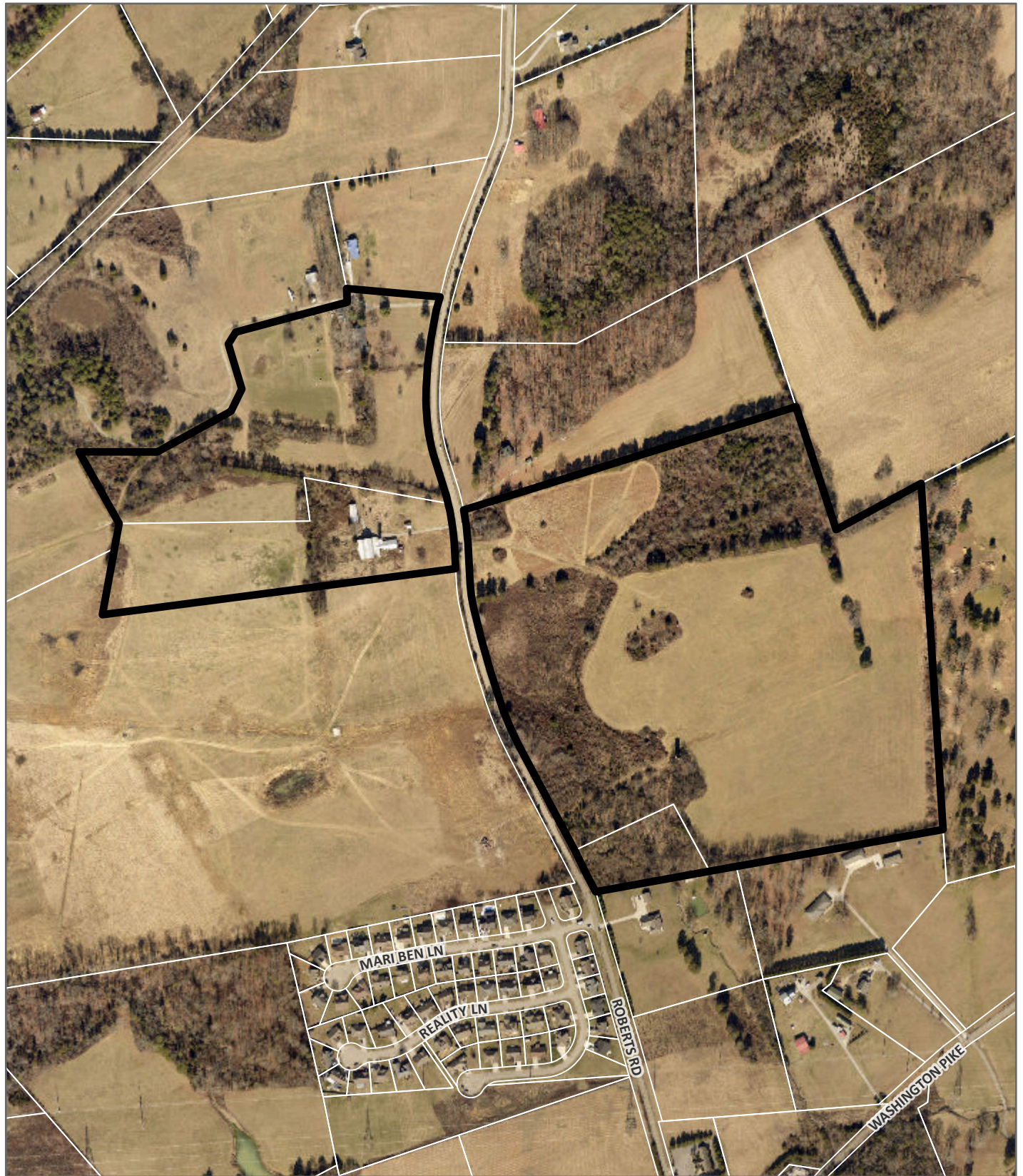
**Jurisdiction:** County



**Original Print Date:** 5/29/2026

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

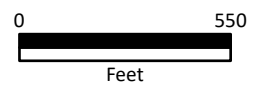
# Exhibit A. Contextual Images



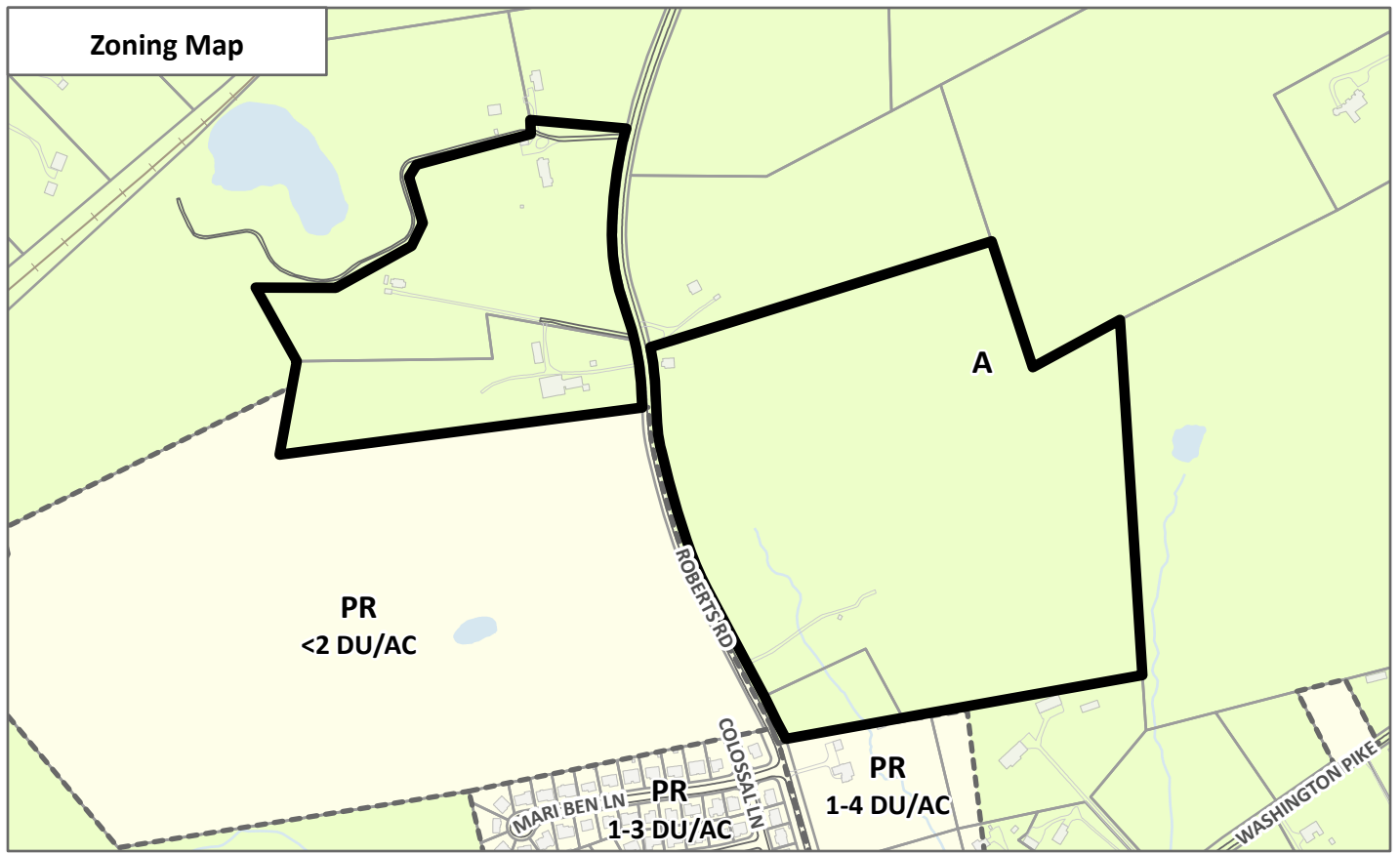
## AERIAL MAP



Case boundary



Zoning Map



Comprehensive Plan Map

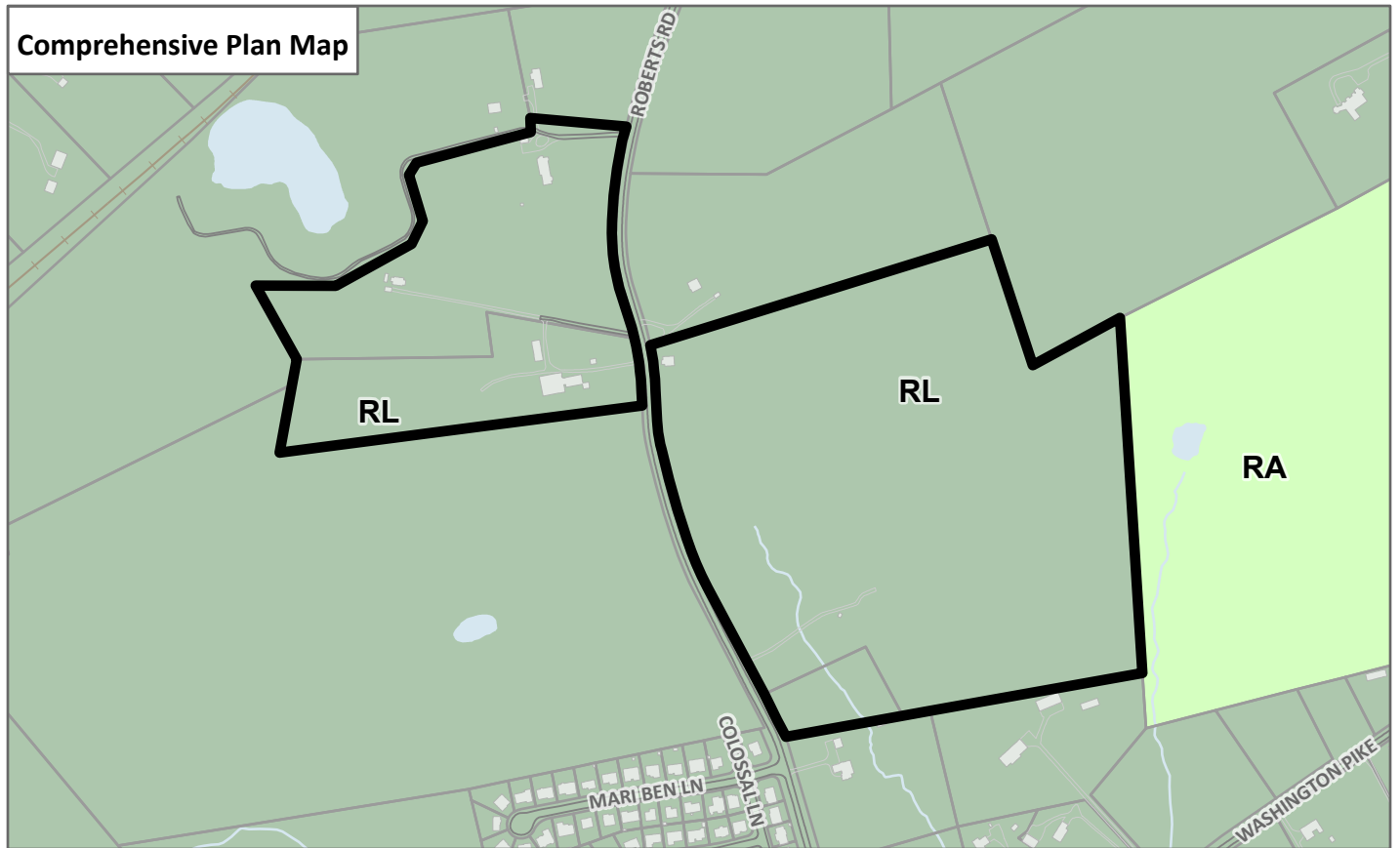
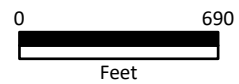


EXHIBIT A, CONTEXTUAL MAPS

7-M-26-RZ



Case boundary



Existing Land Use Map

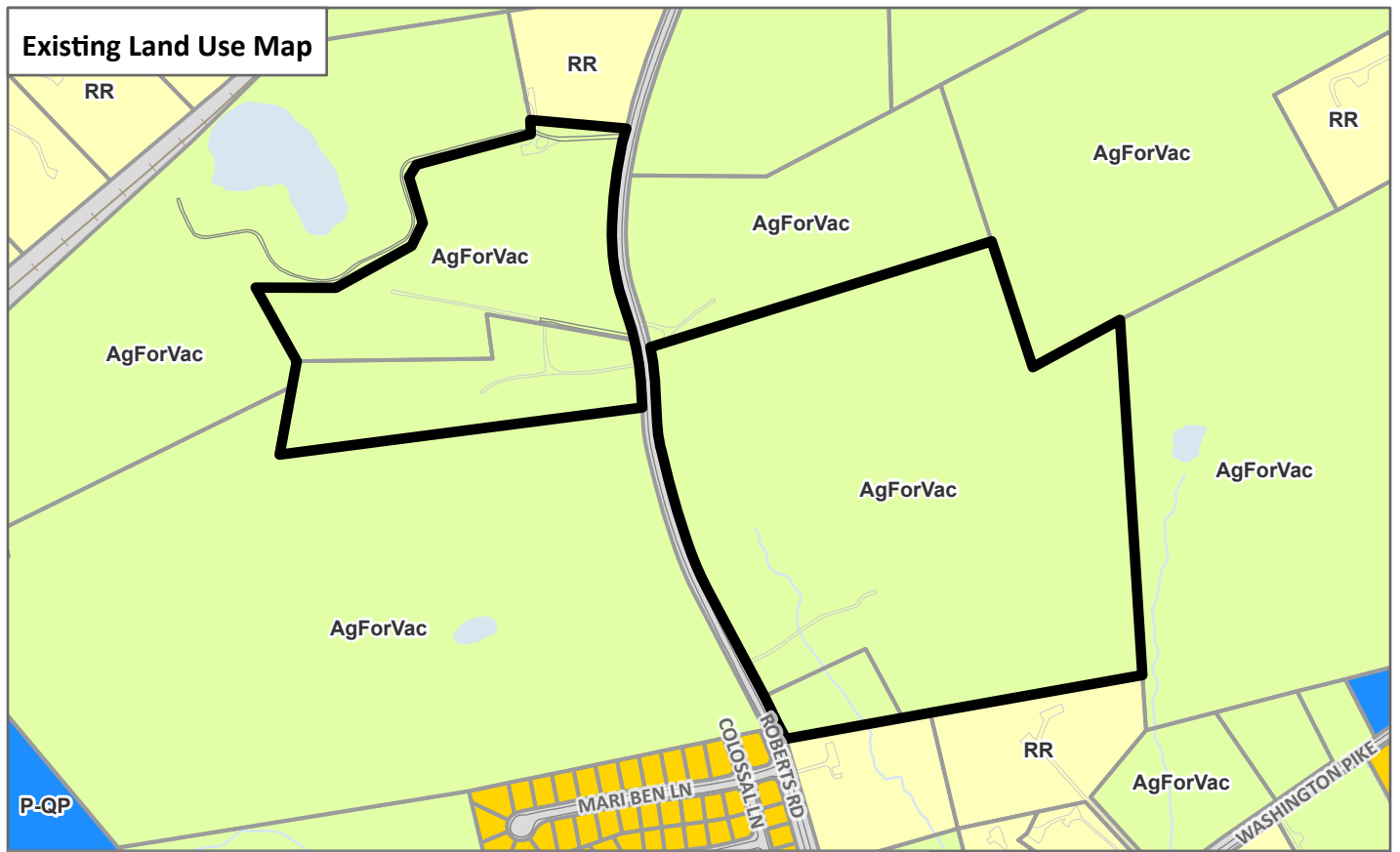
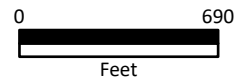


EXHIBIT A, CONTEXTUAL MAPS

7-M-26-RZ



Case boundary





June 22, 2026

Josh Sanderson  
Smithbilt Homes  
4909 Ball Rd  
Knoxville, TN 37931

Dear Mr. Sanderson :

Thank you for your recent inquiry about wastewater service availability for the undeveloped property at 6918 Roberts Rd. Under the Capacity Assurance Program mandated by federal regulators, KUB must review all new wastewater service requests to ensure that our system can adequately serve existing and future customers without contributing to chronic sewer overflows.

KUB reviewed our wastewater system from the property through the treatment plant under strict federal guidelines. The review considered many factors to determine the development's potential impact on our system, existing customers, and the environment. **Based on current conditions in that area, KUB is pleased to inform you that we can provide capacity beginning at KUB manhole 16-222 (near 8447 Mari Ben Ln). Please note that an extension of public wastewater facilities will be required to serve the property.**

You have 2 years from the date of this letter until June 22, 2028 to fulfill the capacity obligation. Near the end of the 2 year period your progress will be reviewed. If needed, a new Capacity Review Application will need to be submitted to ensure your reservation for capacity.

A reservation ensures that you will be able to connect your completed project to the wastewater system. KUB will set aside capacity for your reservation when reviewing future requests in the same area. In other words, another requested development – even one built and in service before yours – won't stop yours from connecting to the system.

KUB is committed to serving our community's growth, improving our wastewater system, and helping clean up area streams under the Clean Water Act. We appreciate the opportunity to serve you and your new development. If you have any questions, please call Orlando Morgan at (865) 558-2457.

Sincerely,

A handwritten signature in blue ink that reads "Tim Branson". The signature is fluid and cursive.

Tim Branson  
Manager, New Service

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**Have you engaged the surrounding property owners to discuss your request?**

- Yes  No  
 No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

*Brenda Simmons*

Applicant Signature

Brenda A. Simmons

Applicant Name

05-26-26

Date